

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director
954-797-1101

SUBJECT: Resolution
The Griffin Corridor Architectural Design Manual

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING AND ADOPTING THE GRIFFIN ROAD ARCHITECTURAL DESIGN GUIDELINES; AND PROVIDING FOR AN EFFECTIVE DATE.

REPORT IN BRIEF: Upon Town Council approval, Site Plans within the Griffin Road Corridor District will be required to adhere to the design guidelines as approved.

BACKGROUND

The Griffin Corridor District was adopted by Town Council on February 2, 2000, through Ordinance 2000-007. This Ordinance created new zoning district, along a portion of Griffin Road from SR 7 to the east side of University Drive, designed to create a neighborhood oriented district with ties to the original Davie 'downtown.' The impetus for the new regulation was the widening of Griffin Road to six lanes.

Staff held a series of public workshops through the fall of 1999 soliciting input on an architectural theme for property along Griffin Road. The resulting architectural theme, Florida Vernacular, is the result of these workshops.

The Griffin Corridor Ordinance regulations work toward creating a traditional town development with buildings brought toward the front of the street, parking located in the rear of a building, and a consistent architectural design for all buildings.

The Griffin Corridor Architectural Design Manual elaborates upon the Ordinance and provides specific design guidelines for building placement, facade treatments, and most other site specific issues. Staff made minor changes based upon input from the Site Plan Committee and the Community Redevelopment Agency.

SUMMARY

The Design Guidelines specify all aspects of site design as specified in the table of contents. The architectural style for the corridor is the "Traditional Frame" style. This is typified by metal roofs, hanging eaves, wood frame facades, and two-story buildings with a mix of tenant uses (both residential and nonresidential) on both floors. The building facade is balanced with well proportioned functional windows, functional decorative front doors, and covered entrance ways.

Specifics design guidelines include:

- Projecting elements, such as balconies, colonnades, awnings, and front porches.

- Building wall details
- Design of Roofs and Gutters
- Window placements
- Landscaping requirements
- Parking
- Lighting
- Signs
- Paint Colors

By providing specific design criteria, both the Town and developers will know what development along the Griffin Road corridor should look like. All projects built within the corridor will be consistent with the goals and regulations of the Griffin Corridor Ordinance, with regard to setbacks and uses, and the Architectural Design Guidelines, for the final look and feel of the project, and hence the community.

PREVIOUS ACTIONS: None.

CONCURRENCES: The Site Plan Committee held a public workshop on the Design Guidelines on May 22, 2001. At this workshop several items were discussed at length and changes to the document were made based on their suggestions. In attendance at the workshop were Chair Evans, Vice-Mayor Paul, Mr. Aucamp, Mr. Engle. Suggestions made by the Committee focused on allowing other materials to be used to simulate wood such as high quality vinyl, masonite, and concrete based siding. These materials can all be designed to replicate wood and require less maintenance than wood. Changes were made throughout the document at appropriate locations to allow for a variety of material to be used to encourage the architectural style of wood siding, Florida Vernacular. The Site Plan Committee also recommended a change in the light fixtures used from the decorative light fixtures to match the ones along Davie Road, north of Griffin Road to goose-neck lights. After review of available goose-neck lights and several on-site inspection of these light fixtures, staff proposes using the light fixtures as proposed, the style similar to the ones utilized on Davie Road.

At the regularly scheduled Site Plan Committee meeting, Mr. Engel made a motion, seconded by Chair Evans (who passed the gavel), to approve subject to taking the Committee's comments into consideration. Motion carried 2-1 with Vice-Chair Marcellino being opposed (he was not present for discussion).

FISCAL IMPACT:

Has request been budgeted? yes no

If yes, expected cost: \$

Account Name:

If no, amount needed: \$

What account will funds be appropriated from:

Additional Comments:

RECOMMENDATION(S): Motion to approve.

Attachment(s): The Griffin Corridor Architectural Design Guidelines

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING AND ADOPTING THE GRIFFIN ROAD ARCHITECTURAL DESIGN GUIDELINES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Davie desires to provide for a cohesive and consistent architectural theme along Griffin Road, located within the Griffin Road Corridor District; and

WHEREAS, a series of public workshops were held throughout the fall of 1999, resulting in the creation of the Florida Vernacular Architectural Theme; and

WHEREAS, the Community Redevelopment Agency (CRA) has reviewed the Design Guidelines and recommended approval at the May 14, 2001 CRA meeting; and

WHEREAS, the Site Plan Committee held a publicly advertised workshop on May 22, 2001 to review and make recommendations to staff on the Design Guidelines; and

WHEREAS, the Site Plan Committee recommended approval of the Design Guidelines at the May 22, 2001 Site Plan Committee meeting; and

WHEREAS, the Town Council wishes to adopt said Design Guidelines for the development of the Griffin Road corridor utilizing the Traditional Frame Architectural style which evolved over time based upon the climate and materials of south Florida.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

SECTION 1. The Town Council of the Town of Davie approves the Griffin Road Architectural Design Guidelines, attached as Exhibit "A", and made a part hereof.

SECTION 2. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2001

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2001